


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: D. C. Zoning Commission
FROM:  Jennifer Steingasser, Deputy Director
DATE: July 7, 2008

SUBJECT: Final Report on Zoning Commission Case Number 07-27 Requesting Consolidated Review and Approval of a Planned Unit Development on Property Located 3015 4th Street, NE (Square 3648 Lot 808)

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BACKGROUND

The Office of Planning (OP) presented its preliminary report on this consolidated planned unit development (PUD) application and related map amendment on November 19, 2008 during a regularly scheduled public meeting of the Zoning Commission. Although the Commission voted unanimously to set down this application for public hearing, additional information was requested:

- the dimensions of open space areas in the proposed development;
- the heights of various retaining walls around the project;
- the size, type (1, 2, and 3 bedroom) and location of the affordable units;
- the total floor area of affordable units and whether the variety of affordable unit types is reflective of the overall development;
- how proposed environmental benefits, building design and systems rate according to Leadership in Energy and Environmental Design (LEED) criteria;
- specifics about the proposed park improvements and whether these improvements are acceptable to the District of Columbia Department of Parks and Recreation;
- documentation clarifying the maintenance responsibility for said park improvements; and
- the extent by which proposed public infrastructure improvements in the vicinity would exceed the minimum anticipated requirements for this development.

Commissioners also commented that the proposed development appeared too dense.

RECOMMENDATION

The Office of Planning (OP) recommends approval of this consolidated PUD application and related map amendment with the acceptance of the proposed amenities package that includes:

- twenty-four (24) affordable units, half marketed at 50% of Washington Area Median Income (AMI) and half at 80% of AMI that would remain "affordable" for a period of 20 years with wider range of affordable unit options;
- participation in the Department of Employment Services (DOES) First Source Employment Program;
- improvements to Shaed Elementary School building and grounds;
- improvements valued at \$315,000 to an existing triangle park bounded by 4th Street, Lincoln Road and Franklin Street, NE in accordance with a plan approved by the District Department of Parks and Recreation (DPR);
- infrastructure improvements valued at \$58,000¹ along 4th, 5th, 6th and Hamlin Streets, NE rights-of-way;
- provision of a Transit Welcome Package consisting of a MetroSmart Card, Metro map, bus schedules and routes, a map of the Metropolitan Branch Trail, and a comprehensive list of retailers and service providers in walking distance of the site, to each homeowner;
- a \$45,000 contribution to help fund a college scholarships for high school seniors who reside in the area represented by Advisory Neighborhood Commission (ANC) 5C; and
- a \$15,000 contribution in equipment and services to benefit the Edgewood Civic Association.

More information is required about the initial value of the MetroSmart Cards, applicant proposals to provide training for persons interested in purchasing the affordable units, and make improvements to the Shaed Elementary School building and grounds, administration of the college fund (by whom and how) and specifically how the contribution to the Edgewood Civic Association would be used. OP also recommends that the applicants install a SmartBike Kisok along the 7th Street frontage, dedicate 2-3 Zip Car spaces on-site, and that copies of the signed First Source Employment Program contract and Donation Agreement with the Department of Parks and Recreation be placed in the public record prior to the issuance of any project building permits.

SITE AND AREA DESCRIPTION

The subject property of Saint Paul's College occupies an area of approximately 857,300 square feet (19.68 acres). Except for the four-story stone building, parking lots and drive aisles the overall tract is largely undeveloped. Two driveways provide vehicular access into the site from 4th and Hamlin Streets, NE. The proposed PUD site would occupy 444,312 square feet (approximately 10 acres) of the undeveloped portion of the property along the southern and eastern boundaries. No changes are planned for the existing college building and related structures under this proposal.

Surrounding development consists of the United States Conference of Catholic Bishops office building to the north; two-story row dwellings to the south; and buildings housing the Religious Order of Mary Immaculate Cent Maria and Holy Redeemer College (The Redempterists), University Hall apartments and two and one-half story row dwellings to the east along 7th Street. Properties to the west across 4th Street NE are developed with the Missionary Oblates of Mary

¹ the amount of the overall \$1.25 million infrastructure investment that appears to constitute a public benefit

Immaculate and Trinity College (refer to Exhibit 1). The site is near Washington Metropolitan Area Transit Authority (WMATA) routes and approximately 1,800 linear feet (straight line distance) from the Catholic University of American (CUA)/Brookland Metro Rail station.

The subject property and properties to the east and west are in Mixed Use Diplomatic (D)/Residential (R-5-A) district. The United States Conference of Catholic Bishops site to the north is in a Special Purpose (SP) district with a D overlay district, and properties to the south and further east across 7th Street are in an R-4 district (refer to Exhibit 2).

Development Proposal

EYA, LLC and Saint Paul's College now propose to construct 237 one-family townhouse (row dwelling) units on rows of 2-11 units. The proposed townhouse product would be three-to-four stories in height and vary from 14 to 18 feet wide with second-floor open decks and gross floor areas from 2,090 to 2,672 square feet. Lofts additions would also be an option. All townhouses would front on private streets which are 25-27 feet wide with sidewalks that would extend and connect 5th, 6th, Jackson and Hamlin Streets, NE. Access to one and two vehicle garages on the ground-level of every townhouse would be provided by rear 20-foot wide alleys in the interior of the site and along the perimeter. In addition to individual garage parking, 85 parallel parking spaces would be provided along 27 foot wide streets (submitted plans appear to indicate that virtually all the private streets would have the wider dimension).

The scale and design of these townhouses would reflect the collegiate gothic architecture and materials of the Saint Paul's College building. Unit facades would include brick porches in front with vinyl siding on the alley and loft facades. Dwellings in close proximity to the college building have a more complementary architectural style. Overall the design for this development is thoughtful, pedestrian focused with easy walking distance of transit routes along Michigan Avenue, Franklin, 6th Street and Monroe Streets, NE, and the CUA/Brookland Metro rail station. This project would also provide significant physical improvements along and within surrounding roadways that will benefit the larger community.

Current plans reflect a number of changes made in response to comments during the Zoning Commission meeting:

- a 14-unit reduction in proposed dwelling units from 251 to 237 resulting in a decrease in the project unit-density although the overall FAR increases slightly;
- elimination of the largest unit types ("D" and "E") that sealed off the open spaces;
- a reduction in the range for floor plans, now ranging from 2,090 to 2,672 square feet (units "A" through "C");
- reduction in the number of on-site parking spaces from 542 to 411 spaces² resulting in an decrease in the parking ratio 2.2 spaces per dwelling to 1.7 per dwelling (or 1.4 space per dwelling not counting the on-street parking);

² reflects an earlier communication with the applicant: the 403 spaces total in the Pre-hearing Statement appears to be in error

- a 4% increase in green (pervious) space from 107,000 square feet (2.52 acres) and 24% to 126,504 square feet (2.90 acres) and 28% of the development site, which also reflects the elimination of all open surface parking areas;
- extensive landscaping of the overall development site and expansion of the "village green" to 14,200 square feet; and
- improved vehicular circulation patterns with smoother transitions into the project from the existing street and alley network.

Rear townhouse facades were also redesigned to add more distinctive architectural detailing and color variations. The applicants also provided the following requested information:

- Affordable house specifics:
 - 12 units would be affordable to households earning 50% of the Washington AMI and 12 units would be affordable to households earning 80% of AMI, a total of 24 units;
 - affordable units will all be the smallest 14-foot wide model;
 - the proportions of 1-, 2-, and 3- bedrooms units will be consistent with those proportions of market-rate units; and
 - affordable units will be distributed throughout the development generally in accordance with a map submitted in the Pre-hearing Statement dated April 18, 2008.

The applicants requested the flexibility to shift the location of affordable units *within* the associated unit groups.

OP supports the granting of this flexibility but recommends expanding the range of affordable model options to include units more than 14-feet wide.

- Level of environmental certification: According to the LEED for Neighborhood Development (Pilot) Project Checklist as estimated by the applicants, the estimated point total for the project site, and eligible building design and system elements is 40, consistent with a Silver Certification.
- Triangle park improvements: The applicants indicated that discussions with the DPR have resulted in an agreement on specific improvements, identified on a map in the Pre-hearing Statement, that would be implemented in the nearby triangle park. A draft Donation Agreement between DPR and the applicant for the proposed \$315,000 contribution to pay the cost of said improvements is also attached.
- Responsibility for improvement maintenance: The referenced Donation Agreement also stipulates that the applicants would be responsible for maintenance of park improvements for one year after installation.
- Delta between needed and proposed infrastructure improvements: The applicants provided OP with a table of estimated costs for planned infrastructure improvement, however it still is not clear to what degree most expenditures exceed the minimum project requirements.

- Open space dimensions: The Pre-hearing Statement includes plans with dimensions of common open spaces in the proposed development.

COMPREHENSIVE PLAN

The Generalized Land Use Map designates the St. Paul's College campus for Institutional use characterized by colleges and university, hospitals, religious institutions and similar facilities, a designation indicative of what currently exists. Properties south of the campus and east across 4th Street NE are designated for Moderate Density residential use characterized by row house neighborhoods and well as low-rise garden apartment complexes. The existing R-5-A district and proposed R-5-B district are designated moderate-density residence districts.

Although this proposal represents a change in use from institutional, this development and the associated zone map change would not be inconsistent with the abutting land use designation.

The proposal also furthers several themes and policies in 2006 Comprehensive Plan:

- Upper Northeast Area Element, Chapter 24:
 - Neighborhood Conservation (Policy UNE-1.1.1): *"Protect and enhance the stable neighborhoods of Upper Northeast, such as ... Brookland The residential character of these areas shall be conserved, and places of historic significance, gateways, parks, and special places shall be enhanced [2408.2]."*
 - Compatible Infill (Policy UNE-1.1.2): *"Encourage compatible residential infill development throughout Upper Northeast neighborhoods ... where numerous scattered vacant residentially-zoned properties exist. Such development should be consistent with the designations on the Future Land Use Map. New and rehabilitated housing in these areas should meet the needs of a diverse community that includes renters and owners; seniors, young adults, and families; and persons of low and very low income as well as those of moderate and higher incomes [2408.3]."*
 - Institutional Open Space (Policy UNE-1.2. 7): *"Recognize the particular importance of institutional open space to the character of Upper Northeast, particularly in and around Brookland ... In the event that large institutional uses are redeveloped in the future, pursue opportunities to dedicate substantial areas as new neighborhood parks and open spaces [2409.7]"*
- Parks, Recreation and Open Space Element, Chapter 8:
 - Maximizing Our Assets (PROS-4.0): *"The government of the District of Columbia has neither the land nor the dollars to completely meet recreational needs of its residents. Through collaboration and partnerships, community resources can be leveraged to dramatically improve access to open space and recreational services [815.1]"*
 - Recognizing the Value of Functional Open Space (PROS-4.2): *"Functional open space refers to undeveloped land used for purposes other than parks and*

conservation. Such space comprises hundreds of acres of public and private land in the District, including sites that are valued for their large trees, scenic vistas, and natural beauty. Some of these sites are regarded as public amenities, with features like hiking trails and lawns for picnics and other forms of recreation. Such spaces are particularly important in neighborhoods like Brookland, where conventional parks are in short supply. There and elsewhere in the District, the grounds of seminaries, hospitals, and cemeteries are informally serving some of the functions usually associated with a neighborhood park. [817.1]

Retaining public access to these assets is important to the well-being of surrounding neighborhoods. Even where public access is not possible, the role of these spaces in improving the physical environment and shaping the visual quality of our neighborhood should be acknowledged. [817.2]"

- Urban Design Element, Chapter 9:
 - *"Regardless of neighborhood identity, overpowering contrasts in scale, height, and density should be avoided as infill development occurs. High quality materials that are durable and rich in texture and details should be encouraged. Firmly established building forms and landscape elements should be reinforced. [910.4]"*
 - *Areas of Strong Architectural Character (Policy UD-2.2.2): "Preserve the architectural continuity and design integrity of historic districts and other areas of strong architectural character. New development within such areas does not need to replicate prevailing architectural styles exactly but should be complementary in form, height, and bulk [910.8]."*
- Housing Element, Chapter 5:
 - *Expanding Housing Supply (Policy H-1.1): "Expanding the housing supply is a key part of the District's vision to create successful neighborhoods. Along with improved transportation and shopping, better neighborhood schools and parks, preservation of historic resources, and improved design and identity, the production of housing is essential to the future of our neighborhoods. It is also a key to improving the city's fiscal health. The District will work to facilitate housing construction and rehabilitation through its planning, building, and housing programs, recognizing and responding to the needs of all segments of the community. The first step toward meeting this goal is to ensure that an adequate supply of appropriately zoned land is available to meet expected housing needs [503.1]." Specifically this policy highlights the need for:*
 - *Private Sector Support (Policy H-1.1.1): "Encourage(s) the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives [503.2]."*
 - *Balanced Growth (Policy H-1.1.3): "Strongly encourage the development of*

new housing on surplus, vacant and underutilized land in all parts of the city. ... [503.4]."

- *Housing Quality (Policy H-1.1.5): "Require(s) the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood [503.6]."*
- *Affordable Housing Production as a Civic Priority (Policy H-1.2.1): "Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city [504.8]."*

The project also furthers the Environmental Protection Element (Chapter 6) through street tree planting and maintenance (Policy E-1.1.1), retaining the majority of existing mature trees on the site (Policy E-1.1.2), and providing landscaping and other improvement to existing public space across 4th Street, NE (Policy E-1.1.3). The project would support these policies by:

- Providing 237 units of housing and affordable housing opportunities within walking distance of transit routes and a Metro rail station;
- Creating a new development that would be an extension of the existing neighborhood fabric and streets including 5th and 6th Streets, Hamlin and Jackson Streets;
- Constructing townhouse facades with an distinctive design reflective of the Saint Paul's College building that would be visible from the street; and
- Enhancing the existing underutilize open space in a District of Columbia triangle park across 4th Street, NE.

Smart Growth Assessment

This development proposal and zone change would support the following Smart Growth principles:

- Take Advantage of Compact Building Design: Using the requested land use flexibility for a compact development that increases housing density while retaining much of the existing open space;
- Create a Range of Housing Opportunities and Choices: Creating addition housing and affordable housing opportunities in a desirable location to live, work, worship and within walking distance of a Metro rail station;
- Create Walkable Neighborhoods: Adding residential density in the vicinity of a Metro rail and an area planned for expanded housing and shopping opportunities;
- Strengthen and Direct Development Towards Existing Communities: Developing this residential project to reflect the best of the existing architectural character, and as an extension of the existing street network and neighborhood form; and

- Foster Distinctive, Attractive Communities with a Strong Sense of Place: This project reinforces the unique qualities of noteworthy building architecture in the immediate area.

ZONING REGULATIONS

The subject property is zoned R-5-A. Under the current regulations, residential development is limited to a floor area ratio (FAR) of 0.9, and height of 40 feet and three stories. The proposed townhouse development would exceed a 1.0 FAR, and achieve heights of 48 feet and four stories. Accordingly the applicants requested a PUD and related map amendment to R-5-B.

The Pre-hearing Statement dated April 18, 2008 explains that the applicants are seeking this zoning change, "... to allow for a more appropriate density given ... the PUD site's proximity to the Metrorail station, the size of the Property, and the urban character of the area."

Regarding the minimum requirements for a planned unit development, the 10-acre site exceeds the minimum 1.0 acre required for a PUD in the proposed R-5-B district under § 250 1.1 (b). This zone allows attached row (townhouse) dwellings and does not prescribe a minimum lot width or lot area. The following table contrasts the current proposal with applicable Zoning Regulations under the R-5-A district and proposed R-5-B PUD:

Standard	Zoning Requirements		Original Proposal	Revised Proposal	Required Relief
	R-5-A	R-5-B PUD			
Minimum Area for PUD	--	43,560 s.f. (1 acre)	444,312 s.f. ³ (10 acres)	SAME	None
Height	40 feet/ 3 stories	60 feet unlimited stories	38-48 feet 3-4 stories	SAME	None
Floor Area Ratio (residential)	0.9 FAR	3.0 FAR	1.21 FAR 536,800 s.f./ 251 units	1.27 FAR 565,851 s.f./ 237 units	None
PUD bonus density	--	--	0.31 FAR ⁴	0.37 FAR	None
Affordable Housing	--	--	23 units	24 units - 12 @ 50% AMI + 12 @ 80% AMI	--
Lot Occupancy	40%	60%	33.5%	31%	None
Parking (on-site)	1 space/unit	126 spaces/ 251 units, 119 spaces/ 237 units (1 space/2 units)	30 one-garage spaces, 428 two-car garage spaces, 74 on-street spaces, 10 off-street surface spaces: 542 spaces total (2+ spaces/unit)	148 one-car garage spaces, 178 two-car garage spaces (1.4 spaces per unit) 85 on-street spaces: 411 spaces total	None

³ based on area calculations in the submitted plans

⁴ the proposal does not take advantage the full FAR available under the PUD

The requested R-5-B map amendment would accommodate the proposed development density. Note the Diplomatic Overlay district does not impact the matter-of-right area and bulk provisions of the base zone district. OP does not recommend retaining a D overlay over the proposed moderate-density residential community.

Development lots would not have frontage on a public street, therefore this proposal would require creation of a "theoretical" lot subdivision per § 2516. Accordingly, this section requires:

- the site is within twenty-five feet a residence district per § 2516.2 - *conforming*;
- minimum open space in front of each building of 15 feet per §§ 404.1 and 2516.5 (b) - *relief required*;
- a rear yard setback of 15 feet per §§ 404.1 and 2516.5 (c) - *relief required*; and
- vehicular ingress and egress (to the building frontage) with a minimum width of 25 feet per § 2516.6 (b) - *conforming*.

The Pre-hearing Statement acknowledges that this proposal requires the listed relief as well as approval of this theoretical lot subdivision.

In a Supplemental Filing dated June 30, 2008, the applicants explain that, although yard dimensions are insufficient when measured to the theoretical lot line, in many cases the open space between buildings and the site boundaries are in excess of what is required under the regulations.

OP finds that the development proposal and its environs would generally be consistent with the intent of the theoretical lot subdivision provisions of the Zoning Regulations and supports granting the requested relief.

PUD EVALUATION STANDARDS

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. Specifically, § 2400.1 states that a PUD is "designed to encourage high quality developments that provide public benefits." In order to maximize the use of the site consistent with the Zoning Regulations and to utilize opportunities for additional FAR the applicants is requesting that the proposal be reviewed as a consolidated PUD. This will allow the utilization of the flexibility stated in § 2400.2:

"The overall goal is to permit flexibility of development and other incentives, such as increased building height and density; provided, that the project offers a commendable number of quality public benefits and that it protects and advances the public health, safety, welfare, and convenience."

The standards under which the application is evaluated are further outlined as follows:

- "2403.3 The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead be*

found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project."

PUBLIC BENEFITS AND AMENITIES

The objectives of a PUD are:

- to permit flexibility of development in return for; and
- the provision of superior public benefits;
 - provided the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations;
 - did not result in an action inconsistent with the Comprehensive Plan;
 - provided the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations; or
 - results in an action inconsistent with the Comprehensive Plan.

Public amenities are defined in § 2407.3 as including "one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors." The applicants identified the following characteristics as amenities.

- Urban design, architecture and landscaping: This development would be in close proximity to WMATA transit lines and rail stations. The townhouse architecture includes the front yards, front stoops and projecting bays that create an attractive community reflective of the architecture of Saint Paul's College building.

In addition the applicants has stated their intent to retain existing trees, work with the existing slopes, and plant extensive additional landscaping around the dwellings and along the private streets and alleys. In response to Commission concerns, the unit density has been reduced and the largest unit types eliminated.

Based on this information, OP concludes that the project design, landscaping and retention of the existing mature trees would be a benefit the community.

- Site planning and efficient and economical land utilization: This proposal would create an infill development with market rate and affordable home-ownership opportunities that has connectivity, quality public amenities, a safe pedestrian friendly environment and attractive architecture and design.

OP concluded the project site plan and the associated land utilization would benefit the community.

- Vehicular and pedestrian access, transportation management measures, and connections to public transit: The project would provide a moderate-density residential development with easy walking distance of several Metro bus routes and a Metrorail station. An

extensive network of sidewalks would allow safe pedestrian access from 5th, 6th, Jackson and Hamlin Street and the surrounding neighborhoods.

The applicants reduced the amount of onsite parking and now appear to have provided sufficient parking resources for residents and visitors within the project boundaries. The Department of Transportation (DDOT) was requested to comment on this application. To date no comments have been received. OP also recommends the applicants install SmartBike Kiosk along the 7th Street frontage of the site and dedicate 2-3 Zip Car spaces on-site to encourage residents not to purchase additional vehicles.

OP concurs that the vehicular and pedestrian access, continuation of the existing neighborhood street network, connections to area public transportation and the suggested SmartBike Kiosk and Zip Car amenity would benefit the community.

- Environmental benefits: The proposed development would apply current standards for managing of storm water run-off, work with existing slopes, retain the existing mature trees, and add a significant amount of additional vegetation. The project is also estimated to qualify for LEED Silver Certification.

OP considers the listed environmental aspects of this project as a community benefit.

- Housing and affordable housing: The project will replace underutilized institutional land with 237 well-designed townhouses that include 24 affordable home-ownership opportunity, nearly 10% of the total. Half of the affordable units would be affordable to households earning 50% of AMI and the other half would be affordable to households earning 80% of AMI. Although no timeframe has been proposed, OP recommends these units remain affordable for the next 20 years.

OP supports the proposed market-rate and affordable home-ownership opportunities as important amenities subject to expanding the range of affordable model options.

- Employment and training opportunities: The applicants entered into an First Source Employment Program agreement with the DOES to promote and encourage the hiring of District of Columbia residents in all aspects of this development.

OP supports the provision of local employment opportunities as a community benefit.

- Uses of special value to the neighborhood or the District of Columbia: The applicant has proposed improvements valued at \$315,000 to an existing triangle park bounded by 4th Street, Lincoln Road and Franklin Street, NE in accordance with a plan approved by the DPR; and infrastructure improvements valued at \$1.25 million investment along 4th, 5th, 6th and Hamlin Streets, NE rights-of-way.

OP is supportive of these improvements. However, it is still unclear whether the investment in infrastructure exceeds the minimum required for this development. OP recommends reduction of the value of infrastructure improvements considered as a PUD public benefit to \$58,000, the estimated cost of sidewalk and curb improvements along the neighboring streets that would clearly benefit the community.

In the Supplemental Filing, the applicants also propose to provide:

- training for persons interested in purchasing the affordable units;
- various improvements to Shaeed Elementary School building and grounds;
- each homeowner with a Transit Welcome Package consisting of a MetroSmart Card, Metro map, bus schedules and routes, a map of the Metropolitan Branch Trail, and a comprehensive list of retailers and service providers in walking distance of the site;
- \$45,000 to help fund a college scholarships for high school seniors who reside in are represented by Advisory Neighborhood Commission (ANC) 5C; and
- \$15,000 in equipment and services to benefit the Edgewood Civic Association.

While in concept the listed items are of special value to the neighborhood, additional detail is required.

This PUD is not inconsistent with the 2006 Comprehensive Plan. *With additional detail noted below, the proposed project amenities and public benefits are considered acceptable and commensurate with the zoning relief requested and needed given the anticipated impact of granting the requested relief.*

COMMUNITY COMMENT

This application was forwarded to ANC 5C for review and comment. To date no formal recommendation has been added to the record file.

AGENCY COMMENT

Project summaries were forwarded to the Metropolitan Police and Fire Departments, Department of Public Works, DDOT, and Department of Housing and Community Development (DHCD).

To date no agency comments have been received.

RECOMMENDATION

The Office of Planning recommends approval of this consolidated PUD application and related map amendment with the acceptance of the proposed amenities package that includes:

- twenty-four (24) affordable units, half marketed at 50% of Washington Area Median Income (AMI) and half at 80% of AMI that would remain "affordable" for a period of 20 years with wider range of affordable unit options;
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More information is required about the initial value of the MetroSmart Cards, applicant proposals to provide training for persons interested in purchasing the affordable units, and make improvements to the Shaed Elementary School building and grounds, administration of the college fund (by whom and how) and specifically how the contribution to the Edgewood Civic Association would be used. OP also recommends that the applicants install a SmartBike Kisok along the 7th Street frontage, dedicate 2-3 Zip Car spaces on-site, and that copies of the signed First Source Employment Program contract and Donation Agreement with the Department of Parks and Recreation be placed in the public record prior to the issuance of any project building permits.

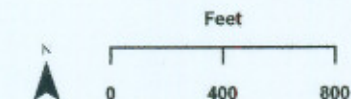
Attachments: Exhibit 1 Vicinity Map
Exhibit 2 Aerial with Zoning
Exhibit 3 Comprehensive Plan Designations

JS/afj

⁵ the amount of the overall \$1.25 million infrastructure investment that appears to constitute a public benefit



Zoning Commission Application No. 07-27 St. Paul's College Vicinity Map



*** Government of the
District of Columbia
Adrian M. Fenty, Mayor

Office of Planning ~ December 13, 2007

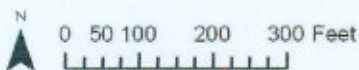
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It is neither a survey nor a legal document.
Information provided by other agencies
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LEGEND

- Metro Bus Routes
- Property Squares
- Owner Points (Lite)
- Street Centerlines
- Water
- Parks



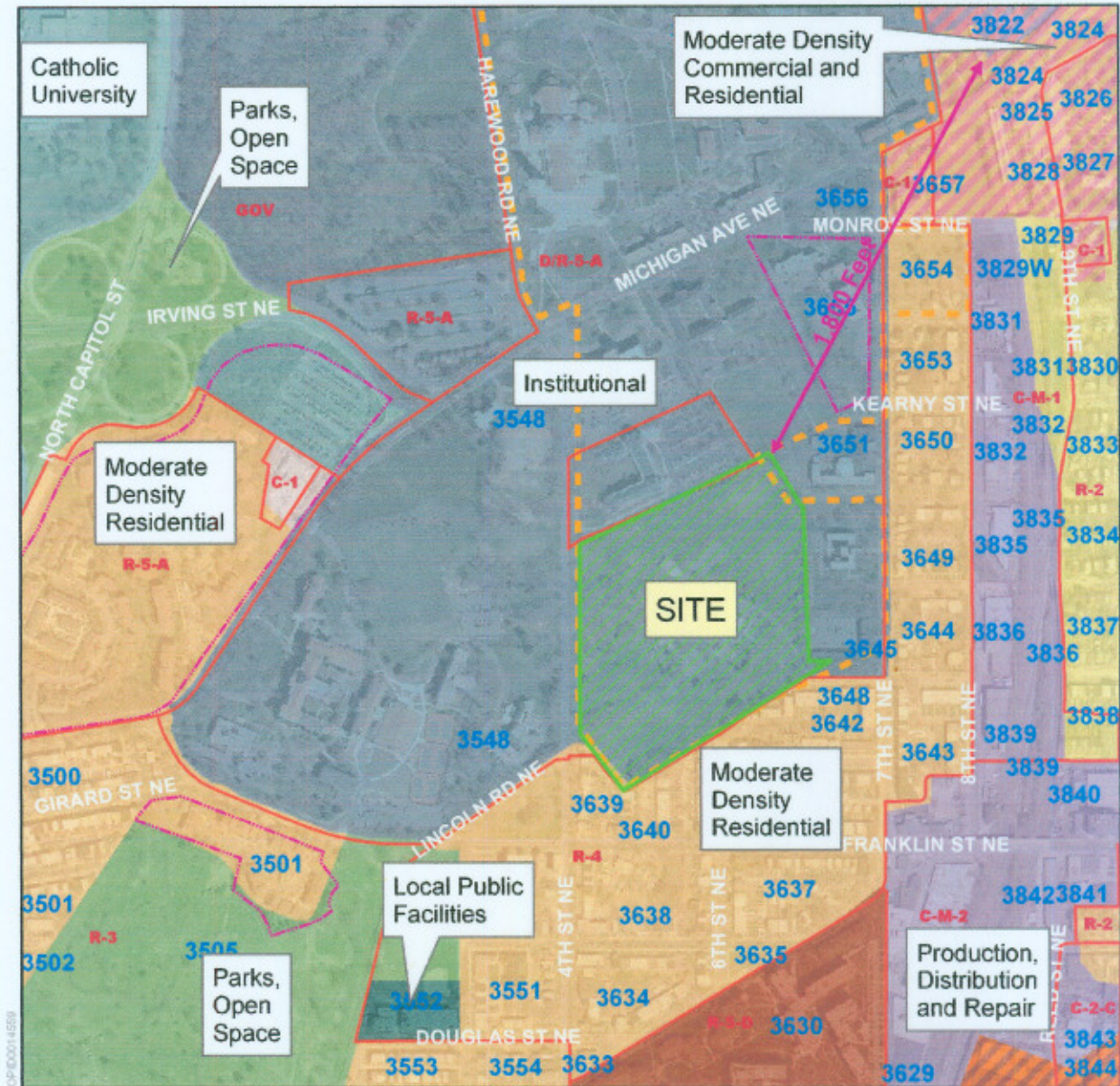
Zoning Commission Application No. 07-27
St. Paul's College PUD



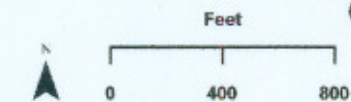
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Legend

- Tax Lots
- Record Lots
- Parcels
- Zoning Districts
- Street Centerlines



Zoning Commission Application No. 07-27 Comprehensive Plan Designations



★ ★ ★ Government of the
District of Columbia
Adrian M. Fenty, Mayor

Office of Planning ~ December 13, 2007

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LEGEND

- Property Squares
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